



**CITY OF LODI
COUNCIL COMMUNICATION**

AGENDA TITLE: Authorize the City Manager to enter into contracts with five consultants for plans examining and building inspection services.

MEETING DATE: December 6, 2006

PREPARED BY: Randy Hatch, Community Development Director

RECOMMENDED ACTION: Authorize the City Manager to enter into contracts with five consultants for plans examining and building inspection services on an as needed basis. The consultants are:

- Bureau Veritas; Pleasanton, CA
- Interwest Consulting Group; Elk Grove, CA
- NAFFA International; Fresno, CA
- Precision Inspection Company, Inc.; Newman, CA
- Willdan; Sacramento, CA

BACKGROUND INFORMATION: The Building Inspection Division currently relies on an outside consultant Linhart Petersen Powers Associates (LP2A) to perform plan review since it does not have a registered engineer or licensed architect on staff. Many projects that are submitted for plan check are very complex and require the expertise of a licensed professional to review the plans to insure compliance with the California Building Code. For example, projects such as police and fire stations are required by State law to be reviewed by a registered engineer or licensed architect. Currently, the Division has assigned one building inspector to plan check residential and miscellaneous structures and non-structural commercial projects. Other inspectors help with less complicated plan checking as time permits. While we use LP2A to check the non-residential structural projects, there are also times when there is a backlog of plans and our consultant cannot perform a timely plan check. State law requires that the residential plan reviews be completed within 30 days and commercial within 45 days.

Further, the building community in Lodi has expressed a desire to have more than one consultant to choose from, especially when the consultant is exceeding the agreed upon turn-around times. During busy times, there is a need to give the department more options for obtaining the most qualified consultant with the best turn around time. All of the consultants listed gave us very competitive quotes that were within a 5% differential of each other. These consulting firms will perform structural plan review until such time that the new in-house engineer position is filled, when specialized expertise is needed, or when the backlog is too great for existing staff.

While obtaining a list of qualified plan checking and inspection services will not obligate the city to use the list, it does give the division more flexibility in providing the best service to the public and gives the applicants more choices.


APPROVED:

James R. Kamm
for Blair King, City Manager

FISCAL IMPACT: None

FUNDING AVAILABLE: The service will be funded by the collection of plan check fees paid by the applicant. These fees are collected upon application and a percentage is kept by the City Building Inspection Division.


for Ruby Paiste, Financial Services Manager


Randy Hatch
Community Development Director

RH/JH/kjc
Attachments: Resolution